

# MHA Combined = COCC, CVC, FER, HCB, JCP, MVP, RVE, RVW, SCT Budget Comparison

Period = Jul 2014

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>INCOME</b>									
<b>TENANT INCOME</b>									
Rental Income									
Rent Income-Gross Potential	50.00	0.00	50.00	N/A	50.00	0.00	50.00	N/A	0.00
Tenant Rent	136,185.60	127,084.71	9,100.89	7.16	1,361,342.85	1,270,847.10	90,495.75	7.12	1,525,016.32
Total Rental Income	<u>136,235.60</u>	<u>127,084.71</u>	<u>9,150.89</u>	<u>7.20</u>	<u>1,361,392.85</u>	<u>1,270,847.10</u>	<u>90,545.75</u>	<u>7.12</u>	<u>1,525,016.32</u>
Other Tenant Income									
Laundry and Vending	0.00	0.00	0.00	N/A	31,339.22	0.00	31,339.22	N/A	0.00
Late Charges	0.00	0.00	0.00	N/A	-25.00	0.00	-25.00	N/A	0.00
NSF Charges	0.00	0.00	0.00	N/A	125.00	0.00	125.00	N/A	0.00
Tenant Owned / Excess Utilities	6,020.00	0.00	6,020.00	N/A	15,149.00	0.00	15,149.00	N/A	0.00
Other Misc.Tenant Charges	224.90	0.00	224.90	N/A	991.90	0.00	991.90	N/A	0.00
Total Other Tenant Income	<u>6,244.90</u>	<u>0.00</u>	<u>6,244.90</u>	<u>N/A</u>	<u>47,580.12</u>	<u>0.00</u>	<u>47,580.12</u>	<u>N/A</u>	<u>0.00</u>
NET TENANT INCOME	<u>142,480.50</u>	<u>127,084.71</u>	<u>15,395.79</u>	<u>12.11</u>	<u>1,408,972.97</u>	<u>1,270,847.10</u>	<u>138,125.87</u>	<u>10.87</u>	<u>1,525,016.32</u>
<b>GRANT INCOME</b>									
HUD PHA Operating Grants/Subsidy	123,144.00	123,563.26	-419.26	-0.34	1,204,438.00	1,235,632.60	-31,194.60	-2.52	1,482,759.00
TOTAL GRANT INCOME	<u>123,144.00</u>	<u>123,563.26</u>	<u>-419.26</u>	<u>-0.34</u>	<u>1,204,438.00</u>	<u>1,235,632.60</u>	<u>-31,194.60</u>	<u>-2.52</u>	<u>1,482,759.00</u>
<b>OTHER INCOME</b>									
Interest Income	678.24	0.00	678.24	N/A	7,573.75	0.00	7,573.75	N/A	0.00
Investment Income	0.00	0.00	0.00	N/A	0.74	0.00	0.74	N/A	0.00
Computer/IT Support Income	3,802.40	0.00	3,802.40	N/A	19,059.60	0.00	19,059.60	N/A	0.00
IBS - IT Services Income	0.00	0.00	0.00	N/A	1,445.50	0.00	1,445.50	N/A	0.00
IBS - Management Services Income	3,583.33	0.00	3,583.33	N/A	30,583.30	0.00	30,583.30	N/A	0.00
CPM - Property Mgnt Fee Income	0.00	11,033.00	-11,033.00	-100.00	11,033.00	110,330.00	-99,297.00	-90.00	132,396.00
Property Mgnt Fee Income	32,376.11	32,241.49	134.62	0.42	360,590.19	322,414.90	38,175.29	11.84	386,897.88
Asset Mgnt Fee Income	4,960.00	4,960.00	0.00	0.00	49,600.00	49,600.00	0.00	0.00	59,520.00
Bookkeeping Fee Income	4,737.00	4,830.00	-93.00	-1.93	47,325.60	48,300.00	-974.40	-2.02	57,960.00
Prog Mgnt Fee Inc - JCP Antenna Rental 10%	437.30	583.33	-146.03	-25.03	5,249.66	5,833.30	-583.64	-10.01	7,000.00
Prog Mgnt Fee Inc - JCP Office Space Rental 10%	211.17	191.80	19.37	10.10	2,457.18	1,918.00	539.18	28.11	2,301.60
Prog Mgnt Fee Inc - RVW Office Space Rental 10%	24.00	24.00	0.00	0.00	240.00	240.00	0.00	0.00	288.00
Prog Mgnt Fee Inc - MVP Office Space Rental 10%	500.00	533.67	-33.67	-6.31	5,101.01	5,336.70	-235.69	-4.42	6,404.00
Prog Mgnt Fee Inc - Capital Fund 8%	3,841.37	1,823.67	2,017.70	110.64	38,413.70	18,236.70	20,177.00	110.64	21,884.00
Prog Mgnt Fee Inc - HCFC 10% NetInc	188.73	833.33	-644.60	-77.35	2,440.48	8,333.30	-5,892.82	-70.71	10,000.00
Prog Mgnt Fee Inc - HCPM 10% NetInc	178.49	166.67	11.82	7.09	1,417.58	1,666.70	-249.12	-14.95	2,000.00
Prog Mgnt Fee Inc - Wildwood HA	6,666.67	6,666.67	0.00	0.00	66,666.70	66,666.70	0.00	0.00	80,000.00
Prog Mgnt Fee Inc - S8 Admin 10%	1,357.50	1,027.76	329.74	32.08	13,477.50	10,277.60	3,199.90	31.13	12,333.10
Prog Mgnt Fee Inc - Salem HA	11,305.33	7,083.33	4,222.00	59.60	79,277.30	70,833.30	8,444.00	11.92	85,000.00
Lease Enforcement Fee For Service Income	3,155.60	2,377.97	777.63	32.70	27,512.91	23,779.70	3,733.21	15.70	28,535.64
Maintenance Fee For Service Income	11,129.24	13,656.31	-2,527.07	-18.50	95,672.16	136,563.10	-40,890.94	-29.94	163,875.77
Caring Licensing Fee	1,405.83	0.00	1,405.83	N/A	10,244.45	0.00	10,244.45	N/A	0.00
Miscellaneous Other Income	1,311.90	1,900.00	-588.10	-30.95	41,801.59	19,000.00	22,801.59	120.01	22,800.00
Misc Other Income-Buck St Office Rental	5,000.00	5,336.75	-336.75	-6.31	51,010.28	53,367.50	-2,357.22	-4.42	64,041.00

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Misc Other Income-Office Space Rental	3,957.90	2,158.00	1,799.90	83.41	34,292.70	21,580.00	12,712.70	58.91	25,896.00
Misc Income-Antenna Rental	4,373.03	5,833.33	-1,460.30	-25.03	52,496.96	58,333.30	-5,836.34	-10.01	70,000.00
<b>TOTAL OTHER INCOME</b>	<b>105,181.14</b>	<b>103,261.08</b>	<b>1,920.06</b>	<b>1.86</b>	<b>1,054,983.84</b>	<b>1,032,610.80</b>	<b>22,373.04</b>	<b>2.17</b>	<b>1,239,132.99</b>
<b>TOTAL INCOME</b>	<b>370,805.64</b>	<b>353,909.05</b>	<b>16,896.59</b>	<b>4.77</b>	<b>3,668,394.81</b>	<b>3,539,090.50</b>	<b>129,304.31</b>	<b>3.65</b>	<b>4,246,908.31</b>

## EXPENSES

### ADMINISTRATIVE

Administrative Salaries									
Administrative Salaries	54,547.15	66,237.46	11,690.31	17.65	582,753.43	662,374.60	79,621.17	12.02	794,849.40
Compensated Absences	0.00	500.00	500.00	100.00	0.00	5,000.00	5,000.00	100.00	6,000.00
Employee Benefit-Health/Dental/Eye	8,625.79	9,071.13	445.34	4.91	69,603.96	90,711.30	21,107.34	23.27	108,853.50
<b>Total Administrative Salaries</b>	<b>63,172.94</b>	<b>75,808.59</b>	<b>12,635.65</b>	<b>16.67</b>	<b>652,357.39</b>	<b>758,085.90</b>	<b>105,728.51</b>	<b>13.95</b>	<b>909,702.90</b>
Legal Expense									
Credit/Criminal Background Checks	0.00	370.84	370.84	100.00	1,731.00	3,708.40	1,977.40	53.32	4,450.00
General Legal Expense	4,505.50	4,329.18	-176.32	-4.07	75,776.57	43,291.80	-32,484.77	-75.04	51,950.00
<b>Total Legal Expense</b>	<b>4,505.50</b>	<b>4,700.02</b>	<b>194.52</b>	<b>4.14</b>	<b>77,507.57</b>	<b>47,000.20</b>	<b>-30,507.37</b>	<b>-64.91</b>	<b>56,400.00</b>
Other Admin Expenses									
Staff Training	0.00	3,125.00	3,125.00	100.00	11,606.65	31,250.00	19,643.35	62.86	37,500.00
Staff Training - Travel Expenses	117.56	0.00	-117.56	N/A	12,483.59	0.00	-12,483.59	N/A	0.00
Staff Travel	2,572.05	3,066.67	494.62	16.13	18,089.71	30,666.70	12,576.99	41.01	36,800.00
Accounting Fees	0.00	1,108.33	1,108.33	100.00	11,940.17	11,083.30	-856.87	-7.73	13,300.00
Auditing Fees	1,915.35	4,766.66	2,851.31	59.82	11,492.10	47,666.60	36,174.50	75.89	57,200.00
Licenses/Fees/Permits	988.00	610.41	-377.59	-61.86	8,352.00	6,104.10	-2,247.90	-36.83	7,325.00
Office Rent	1,800.00	0.00	-1,800.00	N/A	10,800.00	0.00	-10,800.00	N/A	0.00
Consultants	455.00	0.00	-455.00	N/A	557.50	0.00	-557.50	N/A	0.00
Professional Fees/Services	500.00	2,716.67	2,216.67	81.60	18,500.57	27,166.70	8,666.13	31.90	32,600.00
<b>Total Other Admin Expenses</b>	<b>8,347.96</b>	<b>15,393.74</b>	<b>7,045.78</b>	<b>45.77</b>	<b>103,822.29</b>	<b>153,937.40</b>	<b>50,115.11</b>	<b>32.56</b>	<b>184,725.00</b>
Miscellaneous Admin Expenses									
Publications/Subscriptions	0.00	112.49	112.49	100.00	1,169.84	1,124.90	-44.94	-4.00	1,350.00
Membership Dues and Fees	0.00	260.00	260.00	100.00	1,888.50	2,600.00	711.50	27.37	3,120.00
Telephone	1,966.35	2,066.43	100.08	4.84	15,765.68	20,664.30	4,898.62	23.71	24,797.00
Office Supplies	4,455.75	385.40	-4,070.35	-1,056.14	21,223.47	3,854.00	-17,369.47	-450.69	4,625.00
Copier and Supplies	1,353.98	661.66	-692.32	-104.63	11,546.05	6,616.60	-4,929.45	-74.50	7,940.00
Cell Phones/Pagers	1,465.57	1,400.00	-65.57	-4.68	17,624.44	14,000.00	-3,624.44	-25.89	16,800.00
Payroll Services	450.96	455.41	4.45	0.98	5,155.43	4,554.10	-601.33	-13.20	5,465.00
Postage/Express	1,096.09	660.41	-435.68	-65.97	10,103.05	6,604.10	-3,498.95	-52.98	7,925.00
Legal Ads	15.60	144.99	129.39	89.24	2,771.06	1,449.90	-1,321.16	-91.12	1,740.00
Printer Supplies	0.00	37.50	37.50	100.00	0.00	375.00	375.00	100.00	450.00
Internet	1,215.34	797.50	-417.84	-52.39	14,176.83	7,975.00	-6,201.83	-77.77	9,570.00
Answering Service/Voicemail	317.22	402.94	85.72	21.27	3,773.75	4,029.40	255.65	6.34	4,835.00
Other Misc Admin Expenses	0.00	140.01	140.01	100.00	100.00	1,400.10	1,300.10	92.86	1,680.00
Employee Services	-158.78	445.83	604.61	135.61	3,680.27	4,458.30	778.03	17.45	5,350.00
Employee Services - Health	35.00	0.00	-35.00	N/A	260.00	0.00	-260.00	N/A	0.00
Commissioner Meetings	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
Commissioner Training	0.00	375.00	375.00	100.00	11,679.20	3,750.00	-7,929.20	-211.45	4,500.00
Commissioner Travel	0.00	1,133.34	1,133.34	100.00	1,838.27	11,333.40	9,495.13	83.78	13,600.00

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Sponsorships	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
Marketing/Promotions/Advertising	0.00	224.99	224.99	100.00	2,463.32	2,249.90	-213.42	-9.49	2,700.00
Bank/Credit Card Fees	84.71	70.84	-13.87	-19.58	3,034.85	708.40	-2,326.45	-328.41	850.00
Meetings / Seminars	0.00	462.50	462.50	100.00	0.00	4,625.00	4,625.00	100.00	5,550.00
Cable TV	110.82	66.67	-44.15	-66.22	1,160.07	666.70	-493.37	-74.00	800.00
Computer Hardware	0.00	395.83	395.83	100.00	288.62	3,958.30	3,669.68	92.71	4,750.00
Computer Software	0.00	50.00	50.00	100.00	502.57	500.00	-2.57	-0.51	600.00
Computer Supplies	0.00	50.00	50.00	100.00	225.82	500.00	274.18	54.84	600.00
Computer/IT Support Expense	3,742.80	1,283.33	-2,459.47	-191.65	19,654.44	12,833.30	-6,821.14	-53.15	15,400.00
Computer System Support	107.40	2,338.69	2,231.29	95.41	17,476.68	23,386.90	5,910.22	25.27	28,064.00
Caring, Inc. misc	-298.95	0.00	298.95	N/A	-893.18	0.00	893.18	N/A	0.00
HCPM - Mgmt Fee Expense	1,580.53	0.00	-1,580.53	N/A	24,625.34	0.00	-24,625.34	N/A	0.00
CPM - Property Mgmt Fee Expense	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
CPM - Bridgeton Villas Misc Expense	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
CPM - Alexa Misc Expense	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
Property Mgmt Fee Expense	32,376.11	32,241.49	-134.62	-0.42	354,868.75	322,414.90	-32,453.85	-10.07	386,897.88
Asset Mgmt Fee Expense	4,960.00	4,960.00	0.00	0.00	49,600.00	49,600.00	0.00	0.00	59,520.00
Bookkeeping Fee Expense	3,607.50	3,592.50	-15.00	-0.42	36,180.00	35,925.00	-255.00	-0.71	43,110.00
Prog Mgmt Fee Exp - JCP Antenna Rental 10%	437.30	583.33	146.03	25.03	5,249.66	5,833.30	583.64	10.01	7,000.00
Prog Mgmt Fee Exp - JCP Office Space Rental	211.17	191.80	-19.37	-10.10	2,457.18	1,918.00	-539.18	-28.11	2,301.60
Prog Mgmt Fee Exp - RVW Office Space Rental	24.00	24.00	0.00	0.00	240.00	240.00	0.00	0.00	288.00
Prog Mgmt Fee Exp - MVP Office Space Rental	500.00	533.68	33.68	6.31	5,101.01	5,336.80	235.79	4.42	6,404.10
HCPM-Contract - Fee For Service Expense	5,954.00	0.00	-5,954.00	N/A	56,621.50	0.00	-56,621.50	N/A	0.00
Total Miscellaneous Admin Expenses	65,610.47	56,948.56	-8,661.91	-15.21	701,612.47	569,485.60	-132,126.87	-23.20	683,382.58
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>141,636.87</b>	<b>152,850.91</b>	<b>11,214.04</b>	<b>7.34</b>	<b>1,535,299.72</b>	<b>1,528,509.10</b>	<b>-6,790.62</b>	<b>-0.44</b>	<b>1,834,210.48</b>

<b>TENANT SERVICES</b>									
Resident Council	0.00	0.00	0.00	N/A	69.00	0.00	-69.00	N/A	0.00
Tenant Svcs - Tenant Participation	0.00	101.25	101.25	100.00	1,755.02	1,012.50	-742.52	-73.34	1,215.00
Tenant Svcs - HCFC Activities-	2,071.83	2,379.17	307.34	12.92	19,463.39	23,791.70	4,328.31	18.19	28,550.00
Tenant Svcs - Food/Snacks	0.00	0.00	0.00	N/A	110.39	0.00	-110.39	N/A	0.00
Tenant Svcs - Monitoring Services	0.00	16.67	16.67	100.00	0.00	166.70	166.70	100.00	200.00
Tenant Services - Security Credit	0.00	0.00	0.00	N/A	51.20	0.00	-51.20	N/A	0.00
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>2,071.83</b>	<b>2,497.09</b>	<b>425.26</b>	<b>17.03</b>	<b>21,449.00</b>	<b>24,970.90</b>	<b>3,521.90</b>	<b>14.10</b>	<b>29,965.00</b>

<b>UTILITY EXPENSES</b>									
Water & Sewer	26,999.32	25,350.00	-1,649.32	-6.51	242,308.12	253,500.00	11,191.88	4.41	304,200.00
Electricity	24,587.59	26,483.33	1,895.74	7.16	272,376.66	264,833.30	-7,543.36	-2.85	317,800.00
Electricity-Vacant Units	545.59	100.00	-445.59	-445.59	1,788.33	1,000.00	-788.33	-78.83	1,200.00
Gas	6,698.74	15,183.34	8,484.60	55.88	247,728.09	151,833.40	-95,894.69	-63.16	182,200.00
Gas-Vacant Units	0.00	50.00	50.00	100.00	118.38	500.00	381.62	76.32	600.00
<b>TOTAL UTILITY EXPENSES</b>	<b>58,831.24</b>	<b>67,166.67</b>	<b>8,335.43</b>	<b>12.41</b>	<b>764,319.58</b>	<b>671,666.70</b>	<b>-92,652.88</b>	<b>-13.79</b>	<b>806,000.00</b>

<b>MAINTENANCE EXPENSES</b>									
General Maint Expense									
Fee For Service Expense	0.00	291.67	291.67	100.00	0.00	2,916.70	2,916.70	100.00	3,500.00
Maintenance Fee For Service Expense	10,916.50	13,155.88	2,239.38	17.02	89,597.10	131,558.80	41,961.70	31.90	157,870.50

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Maintenance Salaries	23,575.89	25,666.95	2,091.06	8.15	224,408.52	256,669.50	32,260.98	12.57	308,003.57
Maintenance Labor Overtime	2,359.01	833.33	-1,525.68	-183.08	31,631.37	8,333.30	-23,298.07	-279.58	10,000.00
Employee Benefit-Health/Dental/Eye	1,624.20	6,736.32	5,112.12	75.89	21,411.48	67,363.20	45,951.72	68.21	80,835.56
Maintenance Uniforms	0.00	175.01	175.01	100.00	3,277.94	1,750.10	-1,527.84	-87.30	2,100.00
Maintenance Travel/Training	0.00	83.33	83.33	100.00	0.00	833.30	833.30	100.00	1,000.00
Vehicle Gas, Oil, Repairs, Supplies	0.00	991.65	991.65	100.00	17,155.97	9,916.50	-7,239.47	-73.00	11,900.00
Vehicle Title/Registration	71.50	19.16	-52.34	-273.17	366.50	191.60	-174.90	-91.28	230.00
<b>Total General Maint Expense</b>	<b>38,547.10</b>	<b>47,953.30</b>	<b>9,406.20</b>	<b>19.62</b>	<b>387,848.88</b>	<b>479,533.00</b>	<b>91,684.12</b>	<b>19.12</b>	<b>575,439.63</b>
<b>Materials</b>									
Materials-Electrical	865.81	213.76	-652.05	-305.04	8,382.11	2,137.60	-6,244.51	-292.13	2,565.00
Materials-Plumbing	2,982.94	850.01	-2,132.93	-250.93	12,807.80	8,500.10	-4,307.70	-50.68	10,200.00
Materials-Heating	1,707.49	1,241.67	-465.82	-37.52	11,744.08	12,416.70	672.62	5.42	14,900.00
Materials-Flooring	2,168.63	400.00	-1,768.63	-442.16	9,697.01	4,000.00	-5,697.01	-142.43	4,800.00
Materials-Paint	51.42	652.51	601.09	92.12	7,883.60	6,525.10	-1,358.50	-20.82	7,830.00
Materials-Janitorial/Cleaning	397.15	783.33	386.18	49.30	3,292.27	7,833.30	4,541.03	57.97	9,400.00
Materials-Lumber	119.67	354.17	234.50	66.21	5,134.06	3,541.70	-1,592.36	-44.96	4,250.00
Materials-Maintenance Supplies	0.00	8.33	8.33	100.00	202.41	83.30	-119.11	-142.99	100.00
Materials-Grounds	12.17	333.33	321.16	96.35	5,023.63	3,333.30	-1,690.33	-50.71	4,000.00
Materials-Miscellaneous	2,457.53	733.33	-1,724.20	-235.12	9,326.40	7,333.30	-1,993.10	-27.18	8,800.00
Materials-Equipment Repairs	369.53	333.33	-36.20	-10.86	7,085.56	3,333.30	-3,752.26	-112.57	4,000.00
Materials-Appliance Parts	23.68	33.33	9.65	28.95	2,928.00	333.30	-2,594.70	-778.49	400.00
Materials-Safety Equipment	5,594.14	395.84	-5,198.30	-1,313.23	22,599.08	3,958.40	-18,640.68	-470.91	4,750.00
Materials-Hardware	225.00	79.15	-145.85	-184.27	1,678.22	791.50	-886.72	-112.03	950.00
Materials-Glass/Screens	87.50	354.17	266.67	75.29	3,237.76	3,541.70	303.94	8.58	4,250.00
Materials-Doors / Keys	280.09	650.00	369.91	56.91	4,201.29	6,500.00	2,298.71	35.36	7,800.00
Materials-Drywall/Plaster	0.00	83.34	83.34	100.00	0.00	833.40	833.40	100.00	1,000.00
Materials-Extermination/Pest Control	0.00	83.33	83.33	100.00	530.00	833.30	303.30	36.40	1,000.00
Materials-Tools	107.73	275.00	167.27	60.83	3,637.16	2,750.00	-887.16	-32.26	3,300.00
Materials-Cabinets	0.00	8.33	8.33	100.00	0.00	83.30	83.30	100.00	100.00
<b>Total Materials</b>	<b>17,450.48</b>	<b>7,866.26</b>	<b>-9,584.22</b>	<b>-121.84</b>	<b>119,390.44</b>	<b>78,662.60</b>	<b>-40,727.84</b>	<b>-51.78</b>	<b>94,395.00</b>
<b>Contract Costs</b>									
Contract-Elevator Monitoring	8,172.78	698.88	-7,473.90	-1,069.41	33,065.82	6,988.80	-26,077.02	-373.13	8,386.76
Contract-Trash Removal	3,680.08	3,758.00	77.92	2.07	42,841.80	37,580.00	-5,261.80	-14.00	45,096.00
Contract-Extermination/Pest Control	886.00	5,518.22	4,632.22	83.94	19,467.44	55,182.20	35,714.76	64.72	66,218.70
Contract-Extermination/Bed Bug	2,100.00	0.00	-2,100.00	N/A	4,550.00	0.00	-4,550.00	N/A	0.00
Contract-Grounds	6,362.86	3,711.66	-2,651.20	-71.43	33,589.30	37,116.60	3,527.30	9.50	44,540.00
Contract-Unit Cleaning/Prep	0.00	370.83	370.83	100.00	0.00	3,708.30	3,708.30	100.00	4,450.00
Contract-Fire Alarm	0.00	1,110.43	1,110.43	100.00	14,318.84	11,104.30	-3,214.54	-28.95	13,325.00
Contract-Boilers	0.00	208.33	208.33	100.00	0.00	2,083.30	2,083.30	100.00	2,500.00
Contract-HVAC	0.00	874.99	874.99	100.00	0.00	8,749.90	8,749.90	100.00	10,500.00
Contract-Janitorial/Cleaning	0.00	416.66	416.66	100.00	0.00	4,166.60	4,166.60	100.00	5,000.00
Contract-Alarm System Monitoring	0.00	220.09	220.09	100.00	7,333.17	2,200.90	-5,132.27	-233.19	2,640.90
Contract-Carpet Cleaning	115.00	0.00	-115.00	N/A	115.00	0.00	-115.00	N/A	0.00
Contract-Electrical	0.00	341.65	341.65	100.00	0.00	3,416.50	3,416.50	100.00	4,100.00
Contract-Plumbing	687.50	1,599.98	912.48	57.03	11,193.42	15,999.80	4,806.38	30.04	19,200.00
Contract-Roofing	0.00	83.33	83.33	100.00	3,150.00	833.30	-2,316.70	-278.02	1,000.00
Contract-Painting	0.00	464.27	464.27	100.00	0.00	4,642.70	4,642.70	100.00	5,571.45

# MHA Combined = COCC, FER, HCB, MVP, RVE, RVW, SCT Budget Comparison

Period = Jul 2014

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Total Contract Costs	22,004.22	19,377.32	-2,626.90	-13.56	169,624.79	193,773.20	24,148.41	12.46	232,528.81
<b>TOTAL MAINTENACE EXPENSES</b>	<b>78,001.80</b>	<b>75,196.88</b>	<b>-2,804.92</b>	<b>-3.73</b>	<b>676,864.11</b>	<b>751,968.80</b>	<b>75,104.69</b>	<b>9.99</b>	<b>902,363.44</b>
<b>GENERAL EXPENSES</b>									
Insurance	16,819.83	14,491.66	-2,328.17	-16.07	163,277.92	144,916.60	-18,361.32	-12.67	173,900.00
PILOT-Payments in Lieu of Taxes	6,608.76	7,272.13	663.37	9.12	70,667.12	72,721.30	2,054.18	2.82	87,265.69
Employee Benefits-Health/Dental/Optical	1,601.47	0.00	-1,601.47	N/A	12,533.54	0.00	-12,533.54	N/A	0.00
Employee Benefits-Pension	8,679.17	14,291.67	5,612.50	39.27	110,142.32	142,916.70	32,774.38	22.93	171,500.00
Employer Tax Expense	7,165.17	7,216.66	51.49	0.71	72,771.05	72,166.60	-604.45	-0.84	86,600.00
Bad Debt-Tenant Rents	1,680.00	0.00	-1,680.00	N/A	1,680.00	0.00	-1,680.00	N/A	0.00
Security/Lease Enforcement Fee For Service	1,945.00	1,664.85	-280.15	-16.83	19,667.97	16,648.50	-3,019.47	-18.14	19,978.13
Lease Enforcement Fee For Service Expense	3,155.60	2,377.98	-777.62	-32.70	26,957.84	23,779.80	-3,178.04	-13.36	28,535.64
<b>TOTAL GENERAL EXPENSES</b>	<b>47,655.00</b>	<b>47,314.95</b>	<b>-340.05</b>	<b>-0.72</b>	<b>477,697.76</b>	<b>473,149.50</b>	<b>-4,548.26</b>	<b>-0.96</b>	<b>567,779.46</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>									
URP-PH-Tenant Utility Reimbursement-Public Ho	176.00	0.00	-176.00	N/A	1,677.00	0.00	-1,677.00	N/A	0.00
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>176.00</b>	<b>0.00</b>	<b>-176.00</b>	<b>N/A</b>	<b>1,677.00</b>	<b>0.00</b>	<b>-1,677.00</b>	<b>N/A</b>	<b>0.00</b>
<b>FINANCING EXPENSE</b>									
Interest Expense-Ford	0.00	108.33	108.33	100.00	34.44	1,083.30	1,048.86	96.82	1,300.00
Interest Expense - Energy Performance Contrac	2,459.53	2,459.55	0.02	0.00	24,807.83	24,595.50	-212.33	-0.86	29,514.73
<b>TOTAL FINANCING EXPENSES</b>	<b>2,459.53</b>	<b>2,567.88</b>	<b>108.35</b>	<b>4.22</b>	<b>24,842.27</b>	<b>25,678.80</b>	<b>836.53</b>	<b>3.26</b>	<b>30,814.73</b>
<b>TOTAL EXPENSES</b>	<b>330,832.27</b>	<b>347,594.38</b>	<b>16,762.11</b>	<b>4.82</b>	<b>3,502,149.44</b>	<b>3,475,943.80</b>	<b>-26,205.64</b>	<b>-0.75</b>	<b>4,171,133.11</b>
<b>NET INCOME</b>	<b>39,973.37</b>	<b>6,314.67</b>	<b>33,658.70</b>	<b>533.02</b>	<b>166,245.37</b>	<b>63,146.70</b>	<b>103,098.67</b>	<b>163.27</b>	<b>75,775.20</b>